

ROBERT WILLIAM WASSMER
Curriculum Vitae

REVISED: June 3, 2025

CONTACT INFORMATION:

Department of Public Policy and Administration, California State University, Sacramento (CSUS);
Sacramento, California 95819-6081

Cell: (916) 752-2910, E-Mail: rwassme@csus.edu

Web Site: <http://www.csus.edu/faculty/w/rwassme/index.html>

FIELDS:

Public Economics/Policy, Urban Economics/Policy, Economics of Education/Policy, and State
and Local Public Finance/Policy.

PRESENT RANK AND DATE OF RANK:

Professor, California State University, Sacramento, 2000.

TENURED:

1999

APPOINTMENTS:

Chairperson, Department of Public Policy and Administration, CSUS, Fall 2020-Spring 2022 and
Fall 2007-Fall 2014,

Vice Chairperson, Department of Public Policy and Administration, Fall 2024-Spring 2025, Fall
2022-Spring 2023,

Core Faculty, Independent Doctorate in Education, CSUS, Fall 2007-Spring 2025,

Acting Chairperson, Department of Public Policy and Administration, CSUS, Fall 2023-Spring
2024, Fall 2016-Fall 2019, Fall 2004,

Director, Master's Program in Urban Land Development, CSUS, 2009-2021,

Associate Director, CSUS, Independent Doctorate in Education, Fall 2009-Spring 2010, Spring
2020,

Policy Advisor, California Forward, 2010-2014,

Core Faculty, Central Area North Doctorate in Education Leadership (CANDEL), CSUS/UC,
Davis/Sonoma State, 2005-2007,

Research Fellow, California Institute for County Government, 2004-2005,

Visiting Consultant, California Senate Office of Research, 2000-2002,

Coordinator, California State University Faculty Fellows Program, Center for California Studies, CSUS, 1997-2001.

EDUCATION

Graduate:

Ph.D., Economics, 1989, Michigan State University, East Lansing, Michigan, Dissertation – *Taxes, Property Tax Abatement, Expenditure, and the Composition of the Property Tax Base in a Metropolitan Area*, Principal Advisor Ronald Fisher,

MA, Economics, 1985, State University of New York, Binghamton.

Baccalaureate:

B.S., Economics, 1983, Oakland University, Rochester, Michigan.

FACULTY APPOINTMENTS AT OTHER INSTITUTIONS:

Assistant Professor, Department of Economics; and Coordinate Faculty, College of Urban, Labor, and Metropolitan Affairs; Wayne State University, Detroit, Michigan, 1989-1995,

Visiting Assistant Professor, Department of Economics, Eastern Michigan University, Ypsilanti, Michigan, 1988-1989.

PROFESSIONAL SOCIETY MEMBERSHIPS:

American Economic Association, National Tax Association, and Western Economic Association.

HONORS / AWARDS:

Chester A. Newland Academic Excellence Award, American Society for Public Administration, Sacramento Chapter, presented to a teacher that has demonstrated scholarship and leadership in public administration and a noteworthy contribution to the education of public administrators, 2017,

Outstanding Scholarly Achievement Award, CSUS, 2010-11,

Nominated Member of Lambda Alpha International (The Honor Society for the Advancement of Land Economics), 2010,

Listed in Marquis Who's Who in American Education, Who's Who in America, Who's Who in Finance and Business, and Who's Who in the World,

Nominee from CSUS (Social and Behavioral Sciences and Public Services), California State University Wang Family Excellence Award, 2004, 2005, 2014, 2016, and 2018;

President's Award for Research and Creative Activity, CSUS, 2000-2001,

Honorable Mention, National Tax Association's Annual Outstanding Doctoral Dissertation Competition, 1990,

Howard K. Neville Fellowship, Department of Economics, Michigan State University, 1984,

Wall Street Journal Student Achievement Award, School of Economics and Management, Oakland University, 1983.

PUBLICATIONS

Refereed Journals:

"Particulates Matter: The Influence of Cumulative Local Air Pollution Exposure on Sixth-Grade Academic Achievement in California," with Michael Turgeon, *Environmental Health Insights*, 18, 2024, pp. 1-18, <https://doi.org/10.1177/11786302241293292>,

"Past Structural Racism and Present Home Prices," *Journal of Urban Affairs*, 2023, <https://www.tandfonline.com/doi/abs/10.1080/07352166.2022.2147077?journalCode=ujua20>,

"What Matters for Improving the Success Rates of Different Cohorts of Community College Students?" with Meredith Galloway, *Community College Review*, 51(3), 2023, pp. 337-366,

"Evidence that a Greater Presence of Latinx Faculty or Administrators Raises the Completion Rates of Various Cohorts of Community College Students," with Meredith Galloway, *Educational Policy*, 37(5), 2023, pp. 1138-1419,

"The Value of Proximity to a Vacation Home Rental in a Resort Community," *Journal of Planning Education and Research*, 42(4), 2022, pp. 638-653,

"Do Higher Land Costs for New Single-Family Housing Inhibit Economic Activity in U.S. Metropolitan Areas?" *Economic Development Quarterly*, 35(4), 2021, pp. 325-337,

"The Influence of Regulation on Residential Land Prices in United States Metropolitan Areas," Symposium on Reducing Regulatory Barriers to Affordable Housing, with Joshua Williams, *Cityscape*, 23(1), 2021, pp. 9-36,

"The Effects of Property Tax Abatements on School District Property Tax Bases and Rates," with Daphne Kenyon, Adam Langley, and Bethany Paquin, *Economic Development Quarterly*, 34(3), 2020, pp. 227-241,

"Does the Likely Demographics of Affordable Housing [Encourage] NIMBYism?" *Housing Policy Debate*, 29(2), 2019, pp. 374-79,

"Does the Likely Demographics of Affordable Housing [Motivate] NIMBYism?" with Imaez Wahid, *Housing Policy Debate*, 29(2), 2019, pp. 343-58,

"The Health Insurance and Life Satisfaction Connection," with Ngan Tran and Ted Lascher, *Journal of Happiness Studies* 18(2), 2016, pp. 409-426,

"Does Perception of Gas Tax Paid Influence Support for Funding Desired Highway Improvements?" with Ron Fisher, *Public Finance Review* 45(4), 2016, pp. 511-37,

"Further Empirical Evidence on Residential Property Taxation and the Occurrence of Urban Sprawl," **Regional Science and Urban Economics** 61(4), 2016, pp. 73-85,

"The Importance of Both Supply and Demand to Policymaking Designed to Alter Preschool Attendance," **California Journal of Politics and Policy** 8(4), 2016,

"Suggestions for the Needed Standardization of Studies on the Economic Impact of Professional Sports," with Ryan Ong and Geoffrey Prophet, **Economic Development Quarterly** 30(3), 2016, pp. 252-266,

"The Impact of Learning Time on Academic Achievement," with Su Jin Jez, **Education and Urban Society** 47(3), 2015, pp. 284-306,

"An Analysis of State and Local Government Capital Expenditures during the 2000s," with Ronald Fisher, **Public Budgeting and Finance** 67(1), 2015, pp. 3-28,

"The Issuance of State and Local Debt during the United States Great Recession," with Ronald Fisher, **National Tax Journal** 67(1), 2014, pp. 113-150,

"Property Tax Abatement as Tax Expenditure," **Public Finance and Management** 14 (2), 2014, pp. 194-220,

"Debt Burdens of California's State and Local Governments," with Ronald Fisher, **California Journal of Politics and Policy** 3, 2011, pp. 49-76,

"The Recent Pervasive External Effects of Residential Home Foreclosure," **Housing Policy Debate** 21, 2011, pp. 247-265,

"Sub-National Fiscal Activity as a Determinant of Individual Happiness: Ideology Matters," with Stephan Kroll and Ted Lascher, **Journal of Happiness Studies** 10, 2009, pp. 563-582,

"Using California's Farmland Preservation Programs to Reduce Greenhouse Gas Emissions," **Cornell Real Estate Review** 7, 2009, pp. 26-41,

"What Determines Whether a Manufacturing Firm Locates and Remains in California?" with Katherine Chalmers and Walter Schwarm, **California Journal of Politics and Policy** 12, 2008, pp. 27-50,

"Causes of Urban Sprawl in the United States: Auto Reliance as Compared to Natural Evolution, Flight from Blight, and Local Revenue Reliance," **Journal of Policy Analysis and Management** 27, 2008, pp. 536-555,

"Beyond the Basics: The Effects of Non-Core Curricular Enrichments on Standardized Test Scores at High Schools," with Susan Catron, **Michigan Journal of Public Affairs**, 2006, pp. 1-41,

"Does a More Centralized Urban Form Raise Housing Prices?" with Michelle Baass, **Journal of Policy Analysis and Management**, 2006, pp. 439-62,

"Who Supports Local Growth and Regional Planning to Deal with Its Consequences," with Ted Lascher, **Urban Affairs Review**, 2006, pp. 621-45,

"The Influence of Local Urban Containment Policies and Statewide Growth Management on the Size of United States Urban Areas," **Journal of Regional Science**, 2006, pp. 25-66,

"Effect of Racial/Ethnic Composition on Transfer Rates in Community Colleges: Implications for Policy and Practice," with Colleen Moore and Nancy Shulock, **Research in Higher Education** 45, 2004, pp. 539-60,

"Policy Lessons from California Public Schools that Achieve Higher than Expected," **California Journal of Politics and Policy** 8, 2004, pp. 44-68,

"Fiscalization of Land Use, Urban Growth Boundaries, and Non-Central Retail Sprawl in the Western United States," **Urban Studies** 39, 2002, pp. 1307-1327,

"Interstate Variations in the Use of Fees to Fund K-12 Public Education," with Ronald Fisher, **Economics of Education Review** 21, 2002, pp. 87-100,

"Bidding for Business: New Evidence on the Effect of Locally Offered Economic Development Incentives in a Metropolitan Area," with John Anderson, **Economic Development Quarterly** 15, 2001, pp. 132-148,

"Public Sector Technical Inefficiency in Large U.S. Cities," with Philip Grossman and Panayiotis Mavros, **Journal of Urban Economics** 46, 1999, pp. 278-299,

"Economic Influences on the Structure of Local Government in U.S. Metropolitan Areas," with Ronald Fisher, **Journal of Urban Economics** 43, 1998, pp. 444-471,

"School Finance Reform: An Empirical Test of the Economics of Public Opinion Formation," **Public Finance Review** 25, 1997, pp. 393-425,

"An Evaluation of the Recent Move to Centralize the Finance of Public Schools in Michigan, with Ronald Fisher, **Public Budgeting and Finance** 16, 1996, pp. 90-112,

"The Decision to 'Bid for Business': Municipal Behavior in Granting Property Tax Abatements," with John Anderson, **Regional Science and Urban Economics** 25, 1995, pp. 739-757,

"Centralizing Educational Responsibility in Michigan and the Other States: New Constraints on States and Localities," with Ronald Fisher, **National Tax Journal** XLVIII, 1995, pp. 417-428,

"Fiscal Dynamics of Local Elected Officials," with D. K. Bhattacharyya, **Public Choice** 83, 1995, pp. 221-249,

"Can Local Incentives Alter the Trend in an Urban City's Economic Development," **Urban Studies** 31, 1994, pp. 1251-1278,

"Property Taxation, Property Base, and Property Value: An Empirical Test of the New View," **National Tax Journal** XLVI, 1993, pp. 135-160,

"Optimal Mortgage Design When Transaction Costs Constrain Mobility," with Allen Goodman,

Journal of Housing Economics 2, 1992, pp. 17-36,

"Property Tax Abatement and the Simultaneous Determination of Local Fiscal Variables in a Metropolitan Area," **Land Economics** 68, 1992, pp. 263-282,

"Local Fiscal Variables and Intra-Metropolitan Firm Location: Regression Evidence from the United States and Research Suggestions," **Environment and Planning C: Government and Policy** 8, 1990, pp. 283-296.

Books:

Bidding for Business: The Efficacy of Local Economic Development Incentives in a Metropolitan Area, with John Anderson, Upjohn Institute, May 2000,

Readings in Urban Economics: Issues and Public Policy, Editor, Blackwell Publishers, January 2000.

Book Chapters Published:

"What to Do about Scrap Tires? Options for Productive Waste Management," **Applied Policy Research: Concepts and Cases**, Second Edition, edited by Peter Haas and Fred Springer, Routledge Press, 2017, Chapter 11,

"Debt Burdens of California State and Local Governments: Are They Too Large," **Applied Policy Research: Concepts and Cases**, Second Edition, edited by Peter Haas and Fred Springer, Routledge Press, 2017, Chapter 19,

"Thoughts on Public Policy and Administration from Sacramento, California," chapter in **Public Policy and Administration for the Curious: Why Study Public Policy and Administration**, Edited by Kishor Vaidya, Amazon Press, 2015, Chapter 7,

"Ideology and Happiness in the U.S.A.," with Ted Lascher, entry in **Encyclopedia of Quality of Life and Well-Being Research**, Edited by Alex C. Michalos, Springer, 2014, pp. 3065-3069,

"Advice from an Economist," entry in **Underwater: Options When Your Mortgage is Upside Down**, Edited by Chris Lauer, Amazon Press, Chapter 12, 2012, pp. 173-188,

"Proposition 13," entry in **The Encyclopedia of Housing**, 2nd Edition, Edited by Andrew Carswell, Thousand Oaks: Sage Publishing, 2011, pp. 563-566,

"Commuter Taxes in U.S. Metropolitan Areas," chapter in **Urban and Regional Policy and its Effects** (Volume 3), Brookings Institute and Urban Institute, 2010, Chapter 4, pp. 108-151,

"California's State and Local Revenue Structure after Proposition 13: Is Denial an Appropriate Way to Cope?" chapter in **State and Local Fiscal Policy: Thinking Outside the Box**, Edited by Sally Wallace, Edward Elgar Publishing, 2010, Chapter 5, pp. 98-124,

"California's Farmland Preservation Programs, Taxes, and Furthering the Appropriate Safeguarding of Agriculture at the Urban Fringe to Reduce Greenhouse Gas Emissions," chapter in **Land Use Policy**, Edited by Alexander Denman and Oliver Penrod, Nova Science Publishers, 2009, Chapter 1,

"Property Tax Abatement as a Means of Promoting State and Local Economic Activity in the United States," chapter in ***Erosion of the Property Tax Base: Trends, Causes, and Consequences***, edited by Nancy Augustine, Michael Bell, David Brunori, and Joan Youngman; Lincoln Institute of Land Policy, 2009, Chapter 8, pp. 221-59,

"An Economic View of the Causes as Well as the Costs, and Some of the Benefits, of Urban Spatial Segregation," chapter in ***Desegregating the City: Ghettos, Enclaves, and Inequality***, Edited by David Varady, State University of New York Press, 2005, pp. 158-174,

"The Influence of Local Fiscal Choices and Growth Control Choices on Big-Box Sprawl in the American West," chapter in ***The Property Tax, Land Use, and Land Use Regulation***, Edited by Dick Netzer, Edward Elgar Press, 2003, pp. 88-121,

"Introduction to Property Tax Policy," entry in ***Course 402: Property Tax Policy Student Reference Manual***, International Association of Assessing Officers, 2003, pp. 1-55,

"Urban Devolution and Metropolitan Local Governance in California's Next Half-Century of Growth," chapter in ***Building a Civil Society: Separate Geographies, Shared Destinies***, Edited by Ali Modares and Evelyn G. Aleman, Pat Brown Institute (CSULA) and Center for California Studies (CSUS), 2003, pp. 67-95,

"Commuter Taxes," entry in ***Encyclopedia of Taxation and Tax Policy***, Edited by Joseph Cordes et al., Urban Institute Press, 1999 and 2005.

Book Reviews and Commentary:

Book Review of The Social Impacts of Urban Containment; Arthur Nelson, Casey Dawkins, and Thomas Sanchez, ***Journal of the American Planning Association*** 74, 2008, pp. 522-23,

Book Review of Privileged Spaces: Race, Residence, and the Structure of Opportunity, Gregory Squires and Charles Kubrin, ***Journal of Urban Affairs*** 30, 2008, pp. 581-83,

Book Review of Why Not in My Backyard? Neighborhood Impacts of De-concentrated Assisted Housing, George Galster et al., ***Cities Journal*** 21, 2004, pp. 467-68,

Book Review of Improving Educational Productivity, edited by David Monk et al., ***Economics of Education Review***, December 2003, pp. 651-652,

"Metropolitan Prosperity from Major League Sports in the CBD: Stadia Location or Just Strength of Central City?" Comment on Arthur C. Nelson's "Prosperity or Blight? A Question of Major League Stadia Location," ***Economic Development Quarterly***, 2001, pp. 266-271,

Book Review of Making Money Matter: Financing America's Schools, edited by Helen F. Ladd and Janet S. Hansen, ***Economics of Education Review***, 2000, pp. 609-611,

Book Review of Fiscal Equalization for State and Local Government Finance, edited by John E. Anderson, ***Economics of Education Review***, 2000, pp. 451-452,

"State-Local Fiscal Policy and Economic Development," with Ronald Fisher, Commentary, ***National Tax Association Forum***, 1992, pp. 1-5.

Non-Refereed Journals:

State Fiscal Affairs Column, with Ronald Fisher, **State Tax Notes**:

4/13/2020 – "The 'Viruscession': State Tax Implications from the Great Recession,"

12/16/2019 – "Are the States Prepared for the Next Economic Downturn?"

10/14/2019 – "The Resurgence of Property Taxes,"

6/15/2019 – "Does Size Matter in Taxation?"

3/4/202019 – "Who Works for States?" (featured on the cover),

10/22/2018 – "Don't Bet on It,"

7/23/2018 – "Tolls Rule,"

3/19/2018 – "Tax Reform Debate Won't End Soon,"

1/1/2018 – "Property Tax Knowledge and Attitudes,"

8/21/2017 – "Will the Decline in Sales Tax Revenue Continue?"

3/6/2017 – "A Snapshot of Current State Finances,"

11/28/2016 – "The Infrastructure Investment Decline,"

6/13/2016 – "Naming Rights as a State Revenue Generator,"

2/8/2016 – "State-Local Government Fiscal Conditions After the Great Recession,"

10/19/2015 – "Time to Question the Public Benefits of Professional Sports Subsidies,"

7/13/2015 – "Perceptions of Gasoline Taxes,"

"A Summary of Research on the Needed Empirical Evidence on Property Taxation and Urban Sprawl," **California Planner**, Volume 16, 2016, Issue 1, pp. 6 and 12,

"A (Baker's) Dozen Years of State and Local Government Capital Investment," with Ronald Fisher, **State Tax Notes**, April 27, 2015,

"State and Local Government Debt, 1992-2008," with Ronald Fisher, **State Tax Notes**, August 15, 2011,

"California's Revenue Roller Coaster after Proposition 13," **State Tax Notes**, July 21, 2008,

"Taxes, Expenditures, Ideology, and Happiness," with Ted Lascher and Stephan Kroll, **State Tax Notes**, March 19, 2008,

"The 'Roller Coaster' of California State Budgeting After Proposition 13," **Fiscal Research Center Report** #131, Andrew Young School of Policy Studies, Georgia State University, July 2006,

"An Analysis of Subsidies and Other Options to Expand Tire Recycling/Diversion in California," **Resource Recycling**, September 2002,

"Why Growth?" Urban Land Institute Working Paper on Land Use Policy, 2002, "Growth and Sprawl in California," **Californiana**, Newsletter of the Center for California Studies, CSUS, V. 11, No. 2, Fall 2001, pp. 2-3,

"Defining Sprawl: An Academic Look at the Economic Tradeoffs Associated with Growth," **Comstock's Business**, November 2001, pp. 20-21 and 81,

"Are Local Economic Development Incentives Effective in an Urban Area?" **State Tax Notes**, February 14, 2000, pp. 515-523,

"Local Financing Options for Urban Governments," **State Tax Notes**, January 19, 1998, pp. 197-200,

"The Forgotten Element in the High Tax /Low Growth Argument," **State Tax Notes**, December 9, 1991, pp. 521-23.

Papers Published in Conference Proceedings:

"The Economic and Fiscal Effects of Property Tax Abatement in an Urban County," with Daphne Kenyon, Adam Langley, and Bethany Paquin, **Proceedings of the 110th Annual Conference on Taxation**, Philadelphia, PA: National Tax Association, 2017,

"Four Decades of Prop 13: Property Tax Knowledge and Support in California," with Ronald Fisher, **Proceedings of the 110th Annual Conference on Taxation**, Philadelphia, PA: National Tax Association, 2017,

"Perception of Gasoline Taxes and Driver Cost: Implications for Highway Finance," with Ronald C. Fisher, **Proceedings of the 107th Annual Conference on Taxation**, Santa Fe, NM: National Tax Association, 2014,

"An Analysis of State and Local Government Capital Expenditure Before and During the 'Great Recession,'" with Ronald C. Fisher, **Proceedings of the 105th Annual Conference on Taxation**, Providence, RI: National Tax Association, 2012, pp. 38-45,

"Community Planning Councils as a Way to Satisfy the Tieboutian Drive for Local Control," **Proceedings of the 100th Annual Conference on Taxation**, Columbus, OH: National Tax Association, 2007, pp. 379 - 391,

"Are Local Economic Development Incentives Effective in an Urban Area?" **Proceedings of the 92nd Annual Conference on Taxation**, Atlanta, GA.: National Tax Association, 1999, pp. 469-480,

"Thoughts on Innovative Financing Options for Urban Governments," **Proceedings of the 90th Annual Conference on Taxation**, Chicago, IL: National Tax Association, 1997, pp. 387-392,

"The Use and Abuse of Economic Development Incentives in a Metropolitan Area," **Proceedings of the 86th Annual Conference on Taxation**, St. Paul, MN: National Tax Association, 1993, pp. 146-157,

"Taxes, Property Tax Abatement, Expenditure, and the Composition of Property Bases in Communities within a Metropolitan Area," **Proceedings of the 83rd Annual Conference on Taxation**, Columbus, Ohio: National Tax Association, 1990, pp. 132-140.

General-Audience Policy Writing:

"Approving Proposal 5 Sure Path to Deficits and Debt," with Ronald Fisher, **Detroit News**, October 18, 2012,

Debt Burdens of California State and Local Governments: Past, Present, and Future, **California Debt Investment Advisory Commission**, July 2011,
<http://www.treasurer.ca.gov/cdiac/publications/burdens.pdf>,

"Ending Budget Thrill Ride," Sunday Forum Section, **Sacramento Bee**, May 7, 2006,

A Benefit-Cost Analysis of the Auburn Boulevard Revitalization Project, with Susan Catron, **Local Initiatives Support Corporation**, February 2005,

"Two Different Worlds: Where Resources are Greatest, Needs are the Fewest," Sunday Forum Section, **Sacramento Bee**, August 1, 2004,

A Regional View of Social Disparities: A Visual Examination of the Socio-Economic Status of the Greater Sacramento Region, with Katrina Middleton, Tina Glover, Kelly Grieve, and Terrie Chrysler; **Community Services Planning Council**, May 2004,

Evaluation of Alternatives to the City's Gross Receipts Business Tax, **Commissioned report for the City of Los Angeles**, Office of Finance, co-authored with Burr Consulting *et al.*, January 2004,

K-12 Education in the U.S. Economy: Its Impact on Economic Development, Earnings, and Housing Values, **Commissioned Report for National Education Association**, September 2003.

RESEARCH

Funded Research:

Sacramento State Research and Creative Activity Faculty Awards Program, "Does the Generosity of Property Tax Forgiveness in Neighborhoods within an Urban County Influence its Degree of Economic Activity?" \$5,000, 2017-18,

Should California Adopt a Fire-Barrier Standard for Upholstered Furniture: A Review of the Previous Academic Evidence and a new Benefit-Cost Analysis, California Department of Consumer Affairs (BEARHFTI), with MPPA. Student Nathan Fesler, \$45,766, 2017-18,

David C. Lincoln Fellowship in Land Value Taxation, "Property Taxation, it's Land Value Component, and the Generation of "Urban Sprawl": The Needed Empirical Evidence," \$30,000, 2014-15,

CSUS Provost Research Fellow, "The Causes and Consequences of United States Urban Sprawl Between 2000 and 2010," six units release time and \$5,000 for a research assistant, 2013-2014,

C.S.U. Faculty Research Fellows, "Early Childhood Education Patterns in California," with CSUS PPA student Yovana Gojnic, \$15,000, 2013,

California Debt and Investment Advisory Commission, "Debt Burdens of California State and Local Governments: Past, Present, and Future," with Ronald Fisher, \$58,125, 2010,

Faculty Research Fellows, "What Determines Whether a Manufacturing Firm Locates and Remains in California (or any State)?" with Catherine Chalmers and Walter Schwarm, \$12,000, 2008,

California Department of Conservation, "California's Farmland Preservation Programs, Taxes, and Furthering the Appropriate Safeguarding of Agriculture at the Urban Fringe to Reduce Greenhouse Gas Emissions," \$8,750, 2008,

Sacramento County, "A Statistical Analysis of the 2006 Community Survey of Sacramento County's Community Planning Councils Pilot Project, with Meta Research, \$4,000, 2006,

California Integrated Waste Management Board, "Waste Tire Generation, Diversion, and Disposal Study," with Matt Newman and Blue-Sky Consulting, \$100,000, 2006,

University of California, Davis Health Care System, "An Evaluation of the Efficacy of the Care Connection Project," with CSUS PPA student Lucinda Winward, \$24,000, 2006,

Hewlett Capacity Building Grant, "A Prospectus on How to Conduct a Benefit/Cost Assessment of the Sacramento Water Forum," \$5,000, 2005,

Local Initiatives Support Corporation, "A Benefit/Cost Assessment of the Auburn Boulevard Revitalization Effort," with CSUS PPA student Susan Catron, \$3,500, 2004,

National Education Association, "K-12 Education in the U.S. Economy: Its Impact on Economic Development, Earnings, and Housing Values," \$25,000, 2003.

Research Enhancement Grant, School of Social Science and Interdisciplinary Studies, CSUS, \$5,000, 2003.

TEACHING

Academic Years at California State University, Sacramento:

Thirty (1995 to 2025)

Academic Years at Other Universities:

Six (1989 to 1995), Wayne State University (WSU);
One (1988 to 1989), Eastern Michigan University (EMU).

Undergraduate Courses Taught:

State and Local Public Finance, WSU.;
Taxation, WSU.;
Public Finance, EMU and WSU;
Intermediate Macroeconomics, WSU.;
Introductory Microeconomics, Mass Lecture and Single; EMU, WSU, and CSUS;
Introductory Macroeconomics, Mass Lecture, WSU.

Graduate Courses Taught:

Policy and Practice for Education Leaders I and II, (for EdD students), CSUS;
Applied Economic Analysis I, (Intermediate Microeconomics for Public Policy Students), CSUS;
Applied Economic Analysis II, (Public Economics for Policy Students), CSUS;
Urban Problems, Economics, and Public Policy, CSUS;
Quantitative Methods (Regression Analysis), CSUS;
Doctoral Public Finance (Taxation), W.S.U.;
Doctoral Math Economics, W.S.U.

Extension Courses Taught:

Economics and Public Policy, University of California, Davis; Public Policy Extension Program, 2010-2014.

Mentorship:

Faculty Research Mentor for China Duncan (attended Stanford) and Tseng Vang (attended UC Davis), Ph.D. Programs in Education, Pathways Fellows Program, U.S. Department of Education, 2017-18.

Principal Advisor Master's Projects/Theses and Doctoral Dissertations (196):

2025 (3): **Doug Drozd**, MPPA (nominated to SSIS College for top graduating master's student), *Social Housing as a Solution to California's Housing Crisis: Policy Analysis and Recommendations*; **Jason Hansen**, MPPA (project paper awarded 1st place in education at Sacramento State's Research Symposium and 2nd place at the California State University Research Competition), *Mitigating the Pandemic Learning Loss: Differential Effects of California's K-12 Weighted Formula Aid on Student Performance*; **Shoshana Levy**, MPPA (project paper awarded 2nd place in social **science** at Sacramento State's Research Symposium and Best Use of Quantitative Data at California State University SSRIC Research Competition),

2024 (7): **Cassandra Henderson**, EdD (dissertation paper awarded best C.S.U. graduate student education paper), *Priced Out of Opportunity: Investigating the Impact of California's Housing Burden on School Segregation and Black Student Achievement*; **Karen McMillen**, MPPA (chosen as Sac State SSIS Dean Top Graduate Student), *Equity in California Local Government Own-Source Revenues*; **Brady Guertin**, MPPA, *Categorizing California's Policy Interventions for Accessory Dwelling Units and its Impacts on California's Housing Crisis*; **Tishiana Mann**, MPPA, *We All Care About Affordable Housing in CA, So Why Aren't We Reaching Our RHNA Targets?*; **Jose Ayala**, MPPA, *Public Meetings in the Streamlined Housing Era: A Practical Guide for Conducting Public Hearings on Housing in California*; **Monica Davalos**, MPPA, *Paroling Into Homelessness: An Analysis of California Department of Corrections Reentry Programs*; **Griffin Parikka**, MPPA, *A Study of California Local Climate Action Plans: Implementation, Impact, and Effectiveness*;

2023 (4): **Connor Leahy**, MPPA, *The Effects of Land Use Policies and Political Drivers on the Price of Housing in California*; **Jake Linn**, MPPA, *MPPA Promotional Film Culminating Project*; **Thomas Nguyen**, MSULD, "Crime Free" Has a Price: What California Should Do About Crime Free Ordinances; **Alena Rybachuk**, *Analyzing the Homeownership Gap Between Different Race/Ethnic Groups in California*;

2022(6): **Beth Hendrick**, EdD (with Distinction), *A Seat at the Table: How Districts Engage Stakeholders During LCAP Development and Decision Making* (awarded the SSRIC research competition best graduate paper in the CSU); **Analisa Quintero**, MPPA, *Mitigating the Immigrant Health Paradox for Undocumented Immigrants with Medi-Cal*; **Diana Dominguez**, MPPA, *Argument and Recommendations for Stronger Collaboration in California's Early Care and Education System*; **Kyle Hyland**, MPPA, *Cradle to Career Data System: What Lessons California Can Learn From Other States*; **Michael Turgeon**, MPPA (thesis paper awarded runner-up C.S.U. graduate student social science paper), *Quantifying the Impacts of Pollution Exposure on Academic Achievement in California*; **Ryan McElhinney**, MPPA, *A Student Service Model Approach to Disbursing Financial Aid*;

2021(10): **Giselle Sanchez**, MPPA (with Distinction), *Increasing Latinx Faculty and Administrators in C.A. Community Colleges*; **Jenny Callison**, MPPA, *Veteran Suicide in California: A Policy Analysis*; **Alexis Foley**, MPPA, *California Child Support Debt: A Policy Analysis*; **Sareena Rai**, MSULD, *Clean Transportation Equity: An Analysis for the CARB*; **Michael Adamski**, MPPA, *NIMBYism and Sacramento's Homeless Population*; **Joseph Donaldson**, MPPA, *California Wildfires: The New Normal*; **To Lan Phin**, MPPA, *Equity and Walkability in the Sacramento Region*; **Anna Meier**, *Pushed Out: The Impact of Residential Land Prices on Commuting and Geographic Mobility*; **Nick Thomas**, MPPA (with Distinction), *Preventing Property Destruction Resulting from C.A. Wildfires*; **Braden Henderson**, MSULD, *Alternatives to Reduce the Burden of Future Power Outages for California Local Governments*;

2020(9): **Rachel Croopnick**, MPPA (with Distinction), *The Impact of Higher Percentages of African American Faculty on African American Male Student Completion Rates in C.A. Community Colleges*; **Josh Williams**, MPPA, *Literature Review on the Influence of Regulation of Residential Land Prices*; **Elizabeth Delgado**, MPPA, *The Impact of Latinx Faculty and Administration on Latinx Student Completion Rates in California Community Colleges*; **Morgan Peschko**, MPPA, *The Effects of Broken Heart: An Analysis of Heart Disease and Depression*; **John Gildea**, MPPA, *An Inquiry of Citizen Participation in Local Governance*; **Horacio Corona Lira**, MPPA (thesis awarded best C.S.U. graduate student paper SSRIC Student Symposium), *College Academic Probation: An Empirical Test of Whether the "Wake-Up Call" is Working*; **Sumeet Bedi**, MPPA, *From Boom to Bust: Analyzing the Link Between CA's Tax System and Revenue Volatility*; **Lindsay Russell**, MPPA, *Analyzing Health Insurance's Impact on Patient Experience*; **Alex Byrd**, MPPA, *State-Run Tobacco Sales in CA: Recommendations for how to implement Tobacco Endgame Strategies*.

2019(11): **Norma Mendoza**, MPPA, *What Influences the Academic Performance of Students of Color in California High Schools?*; **Monia Akter**, MPPA, *Lithium-Based Battery Fires in California: A Policy Analysis*; **Justin Adelman**, MPPA, *Somebody's Watching Me: Examining the Impact of Probation Officer Caseloads on Revocation Rates*; **Lindsay Buckley**, *Poison in The Housing Market: Using Cal-enviro-screen to Mitigate the Negative Effects of Pollution on Property Values*; **Alina Petrichko**, MPPA, *Improving Housing Affordability in California: A CAM Analysis*; **Millie Yan**, MPPA, *Accessibility to C.A. Courts: A GIS Analysis*; **Patrick Dorsey**, MPPA, *Reckless in the Pursuit of Fortune and Glory?: Characteristics of C.A.'s Uninsured Young Invincibles and a Strategic Approach to Increasing Health Insurance Enrollment*; **Gabriela Enriquez**, MPPA, *Achieving Zero-Emission Drayage Trucks in C.A.; Evaluating Policy Alternatives*; **Thomas Herman**, EdD, *Does School Climate Influence Academic Achievement Disproportionately for Historically Marginalized Students?*; **Suzie Dollesin**, EdD, *A Quantitative and Qualitative Investigation of What Causes Differences in University Preparation for English Language Learners in California's High Schools*; **Natasha Drane**, MPPA, *Determinants of Vacancy in Retail Power Centers in Sacramento County*.

2018(6): **Imaez Wahid**, *Does the Likely Demographics of Affordable Housing Justify "NIMBY" ism?*, MPPA (with Distinction); **Nathan Fesler**, MPPA, *Consumer Protection and the Role of Government: Evaluating California's Proposed Fire Barrier Performance Standard through Benefit-Cost Analysis*; **Bryan Martin-Rojas**, MPPA, *The Effect of Staffing Type on Student Completion Rates at the California Community College*; **Erin Stumpf**, MPPA (with Distinction), *What Role Should Government Play in Regulating the Growth of Homeowners Associations in Sacramento County*; **Marly Young**, MPPA, *Analyzing the Affordable Care Act's Impact on the Mental Health Treatment Gap*; **Matthew Livers**, MPPA, *Conducting Sound Tax Policy: Investigating Public Opinion and Public Opinion of Property Tax in CA*.

2017(2): **Tami Cowgill**, MPPA, *The California Care Initiative: A Comparative Analysis of the Financial and Administrative Alignment of Medicare and Medicaid*; **Baxter Boeh-Sobon**, MPPA, *The Effects of Charter Schools on the Academic Achievement of C.A. Students*.

2016 (7): **Sahar Soltani**, MSULD, *Inclusionary Housing and the Tipping Point: The Impact of Affordable Housing on Market Rate units*; **Bouchaib Benmira**, EdD, *Exploring and Assessing the Identification Criteria of Gifted Students*; **Ginger Hashimoto**, MPPA (with Distinction), *Analyzing Factors that Predict Alumni Giving at a Public University in California* [Recipient of Rummel's Award for paper demonstrating the best use of quantitative data at CSU SSRIC Research Competition], CSUS; **Jack Reeves**, MPPA, *Sugar-Sweetened Beverages: Closing the Nutrition Knowledge Gap*, CSUS; **Renee Funston**, MSULD, *Streetcar in the City: An Analysis of How Streetcars Affect Gentrification*, CSUS; **Damien Mimnaugh**, MPPA (with Distinction), *Identifying the Factors Affecting the Sales of Clean Vehicles*, CSUS; **Creston Whiting-Casey**, MPPA (with Distinction), *State Minimum Wage Policies and Unemployment Rates*, CSUS;

2015 (8): **Corina Cisneros**, MSULD, *Walkability and its Influence on Home Values in Sacramento*, CSUS; **Sean Johnson**, MPPA, *Why is Housing so Unaffordable in the Sacramento Region?: An Investigation of Housing Supply Constraints and Demand Characteristics*, CSUS; **Rachael Brown**, MSULD, *Vehicle Miles Traveled, State Mandates, and Councils of Government: How do Councils of Government Affect Vehicle Miles Travelled?*, CSUS; **Hannah Blodgett**, MPPA (with Distinction), *Examining Determinants of CalWorks Receipt among African Americans*, [Recipient of Provost's Award for Student Research Excellence], CSUS; **Yovana Gojnic**, MPPA, *Adolescent Physical Activity Levels: The Influence of High School Physical Education Participation*, CSUS; **Ryan Pistochini**, MPPA, *The Implications of the City of Davis' Urban Growth Boundary*, MPPA; **Lisa Reynolds**, MSULD, *Quicker, Easier, Cheaper: The Efficacy of CEQU Streamlining for Infill Development*, CSUS;

2014 (5): **Stephanie Cotter**, MPPA, *Inclusionary Zoning Policies in California: A Cost-Benefit Analysis*, CSUS; **Matt Thomas**, MPPA, *Ten Years of Voodoo Economics: The Effects of Taxes on Economic Growth*, CSUS; **Cosmo Garvin**, MPPA, *Place and Poverty: How does Sprawl Affect Poverty Rates in U.S. Central Places?* CSUS; **Amy Stewart**, MPPA, *Evaluating California's Handheld Cell Phone Use Ban*, CSUS; **Michael Billingsley**, MPPA, *Income Inequality: Analysis and Recommendation Using the Bardach Method*, CSUS;

2013 (11): **Andrea Howard**, MSULD (With Distinction), *Development Impact Fees and Multi-Family Housing: A Feasibility Study*, CSUS; **Brandon Anderson**, MSULD, *Different Strokes: An Analysis of Green Building Demand*, CSUS; **Arianna Smith**, MPPA (With Distinction), *Predicting Alcohol Consumption During Pregnancy*, CSUS; **Kevin Navarro**, MPPA, *An Assessment of California's Cap-and-Trade Revenue Options...*, CSUS; **Derrick Fesler**, MPPA, *Evaluating Traffic Congestion Mitigation Strategies*, CSUS; **Jessica Hayes**, MSULD, *The Long-*

Term Impacts of Redevelopment on Residential Neighborhoods: Three Sacramento Case Studies, CSUS; **Ryan Ong**, MPPA, *The Public Official's Guide to Assessing a Sports Complex Proposal*, CSUS; **Christopher Morris**, EdD., *An Assessment of the Factors that Drive Parental Choice Regarding Open Enrollment and Intra-District Transfers*, [Recipient of Dissertation of Year for Ed.D. Program], CSUS; **Ngan Tran**, MPPA, *Unhappiness: The Hidden Cost of Not Having Health Insurance Coverage and High Health Care Cost*, CSUS; **Andrea Van Den Berg**, MPPA, *An Evaluation of Solutions to California's Roadway Dire Straits*, CSUS; **Natalie Wagner**, MPPA, *Increasing College Completion Rates in CA: A Study of the Factors Involved and Recommendations to Facilitate Student Success*, CSUS;

2012 (6): **Benjamin Lichty**, MSULD, *Ask the Builders: Finding Consensus Among Redevelopment Industry Stakeholders...*, CSUS; **Kevin Cook**, MPPA, *Faculty Composition and Graduation Rates at Four-Year Institutions of Higher Education*, CSUS; **Ellen Desvarro**, MSULD, *Not Just the Suburbs Anymore: Can the Suburban Community of El Dorado Hills, CA Become a Sustainable Suburb*, CSUS; **Scott Cantrell**, MPPA, *Public Understanding of Science in America*, CSUS; **Robin Finnestead**, MPPA, *Nobody's Home: Redevelopment Agencies and Affordable Housing in C.A.*, CSUS; **Eli Harland**, MSULD, *Photovoltaic Desert: Tax Revenue Outcomes of Solar Development in Fresno County*, CSUS;

2011 (12): **Sean Buchanan**, MSULD, *CALGreen Costs Green, But will it Save Green?*, CSUS; **Kiana Buss**, *Regulatory Barriers to Affordable Housing*, MPPA; **Eric Harper**, MPPA, *The Economic Field of Dreams: Analyzing the Local Economic Development Potential of Sports Tourism*, CSUS; **Eric Johnson**, MPPA, *Why Do Transportation Sales Tax Measures Succeed?*, MPPA; **Kendell Konecny**, MSULD, *Urban Form and Home Value: A Hedonic Analysis In Sacramento, CA*, CSUS; **Devin Lavelle**, MPPA, *It Takes a Village: Community Impacts on School Achievement*, CSUS; **Kenneth Lowman**, MPPA, *The Good Citizen Bias: Does Random-Digit Dialing Over-Include Unlikely Voters in Opinion Surveys?* CSUS; **Kevin McCarty**, MPPA, *A Case Study on Hiram Johnson High School Operation College*, CSUS; **Meegan Murray**, MPPA, *Cargo on the Move: Options for Infrastructure and Air Quality Improvements at the San Pedro Bay Ports*, CSUS; **Eleni Papailias**, MPPA, *An Examination of the Correlation Between School Leaders Race/Ethnicity and Latino Academic Achievement in California*, CSUS; **Cherise Revell**, MPPA, *School Board Training Effects on Student Achievement*, CSUS; **Scott Seekatz**, MPPA, *Awakening the Sleeping Giant: Ca's Public Pension System and the Effects of Unfunded Liabilities*, CSUS;

2010 (4): **Martin Radosevich**, MPPA, *Measuring the Effectiveness of Redevelopment Laws in C.A.*, CSUS; **Geoffrey Propheter**, MPPA, *Revenue Impact of Sales Taxes on Services*, CSUS; **Joe Livaich**, MSULD, *You Say You Want a Green Revolution, but are Costs Greater than Benefits?* CSUS; **Garth Torvestad**, MSULD, *The Role of Sustainability in Real Estate Finance and Investments*, CSUS;

2009 (8): **Debra Michel**, MSULD, *Successful Side Streets in Sacramento: An Analysis of Alley Activation Process*, CSUS; **Emily Rogers**, MPPA, *Spillover Effects of Foreclosures in Sacramento*, CSUS; **Becky Mendonsa**, MPPA, *Who is Using The Emergency Department for Non-Urgent Care?*, CSUS; **Jessica Rewers**, MPPA, *Identifying the Impact of Light Rail Station Location on Residential Property Values in the City of Sacramento*, CSUS; **Joseph Karkoski**, MPPA, *A Hedonic Pricing Model of the Effect of the American River Parkway on Home Prices in Sacramento*, CSUS; **Jon Kanemasu**, MPPA, *Senate Bill 375 and the Sacramento Region: Will Transit Funding Challenges Derail Plans for Smart Growth*, CSUS; **Emily Issacs**, MPPA, *The Future of California's Public Pension System" Riding the Retirement Wave or Wiping Out?*

CSUS; **David Heitstuman**, MPPA, *Late Again: What Factors Influence the C.A. Legislature's Ability to Pass a Budget on Time?* CSUS;

2008 (6): **Christopher McKinney**, MPPA, *A Study of Homeless Veterans in Sacramento County*, CSUS; **Charles Delgado**, MPPA, *West Nile Virus Containment in California: A Cost-Benefit Analysis*, CSUS; **Josh Rosa**, MPPA, *Inclusionary Housing in Sacramento County: Costs, Benefits, and Politics*, CSUS; **Angela Owens**, MPPA, *Reaching Standard or Standing Still? The Impact of No Child Left Behind*, CSUS; **Maya Wallace**, MPPA, *Teacher Quality, Student Achievement, and Performance Pay: A Charter High School Study*, CSUS; **Eric Guerra**, MPPA, *A Cost-Benefit Analysis of the Route-710 Tunnel Concept*, CSUS;

2007 (7): **Winnie Fong**, MPPA, *From Urban Sprawl to Sprawling Waistlines*, CSUS; **Tonia Walton Simon**, MPPA, *Closing the Achievement Gap: A New Perspective*, CSUS; **Jessica Brandt**, MPPA, *Is Incorporation the Answer? An Argument for Systematic Jurisdictional Modification in Sacramento County*, CSUS; **Edward Hard**, MPPA, *Urban Containment in the American West: An Effective or Misguided Policy?*, CSUS; **William F. Padilla**, MPPA, *Labor Market Consequences of Urban Sprawl*, CSUS; **Jean-Marie McKinney**, MPPA, *Teacher Compensation: An Evaluation of Teacher Salary and Student Performance*, CSUS; **Leslie Taylor**, MPPA, *Predicting Academic Achievement by the Physical Condition of Facilities in California's Schools*, CSUS;

2006 (5): **Lucinda Winward**, MPPA, *Emergency Room Overcrowding: Policy, Problems, and Potential Solutions* [Rummel's Award for the best paper using quantitative data at CSU SSRIC Research Competition], CSUS; **Danielle Jackson**, MPPA, *If You Build It, Will They Come?: An Examination of Light Rail in the Greater Sacramento Area?*, CSUS; **Elisa Legarra**, MPPA, *Aligning California's Drug Medi-Cal Rates with the Costs of Services*, CSUS; **Emily Franciskovich**, MPPA, *Conservation Easements in California: An Assessment of Acquisition Strategies*, CSUS; **Michael Applegarth**, MPPA, *Public Opinion and the Tahoe Regional Planning Agency*, CSUS;

2005 (8): **Susan Catron**, MPPA, *Beyond the Basics: The Effects of Curricular Enrichment on School-Wide Student Achievement*, CSUS; **Dawn Cornelius**, MPPA, *An Evaluation of the Pupil, Nutrition, Health, and Achievement Act of 2001 (Senate Bill 19)*, CSUS; **Shauna Johnson**, MPPA, *The Residue of Urban Sprawl: Examining the Effects of Decentralization on Poor, Central City Residents*, CSUS; **Brian Salverson**, MPPA, *Competitive Sourcing in the Department of State: Articulating a Strategy for Moving Forward*, CSUS; **Colin Grinnell**, MPPA, *An Analysis of Alternatives to Fund Department of Water Resources Electricity Power Purchasing Debt*, CSUS; **Sylvia Rodriguez**, MPPA, *Medi-Cal Reform: An Analysis of the Policy Alternatives for Seniors and People with Disabilities*, CSUS; **David Edwards**, MPPA, *Fiscalization of Land Use: Local Government Taxes and Urban Sprawl*, CSUS; **Adrienne Shilton**, MPPA, *Financing Mental Health Care in California*, CSUS;

2004 (10): **Nicole Kimbrough**, MPPA, *Desalination: Satisfying CA's Insatiable Appetite for Water*, CSUS; **Christin Wegener**, MPPA, *Disintegration of Mass Transit Systems as a Consequence of Urban Sprawl*, CSUS; **Noelle Mattock**, MPPA, *Resolving the Appearance of Local Agency Formations Commissions Violating a Statutory Ban on Making Direct Land Use Decisions*, CSUS; **Sharyn Lais**, MPPA, *The Impact of Urban Sprawl on Urban Area Traffic Congestion*, CSUS; **Molly Rattigan**, MPPA, *A Place to Call Home: A Cost-Effective Analysis of the La Verne Adolfo Housing Program*, CSUS; **Jeffrey Scott**, MPPA, *Urban Sprawl, and Its Impact on Central Place Population*, CSUS; **Michael Strong**, MPPA, *California and the Decreasing Crime Rate*, CSUS; **Leslie McGorman**, MPPA, *Urban Growth Boundaries in the*

Midwest: A Real Solution to Urban Sprawl? CSUS; **Michelle Baass**, MPPA, *Urban Sprawl's Impact on Housing Prices*, CSUS; **Lindsay Callahan**, MPPA, *Learning Support Programs and Academic Achievement*, CSUS;

2003 (3): **Mary Barbosa**, MPPA, *Voluntary Contributions to Public Elementary Schools*, CSUS; **Robbin Lewis-Coaxum**, MPPA, *Eliminating the SAT I: Impact on U.C. Underrepresented Minority Admission*, CSUS; **Christine Weichert**, MPPA, *Does Home Ownership Effect Crime?* CSUS;

2002 (6): **Roslyn McClain**, MPPA, *Tobacco Use: The American Pandemic*, CSUS; **Victoria Stuart**, MPPA, *An Analysis of Policy Alternatives to Promote California Tire Recycling Markets*, CSUS; **Nicole Lawrence**, MPPA, *The California Scrap Tire Problem*, CSUS; **Jeannette Radavice**, MPPA, *The Waste Tire Problem in California*, CSUS; **Neal Allen**, MPPA, *Elementary Education in Sacramento County: Inputs and Outputs*, CSUS; **Craig Cross**, MPPA, *Metering, Proximity, and Urban Water Consumption in California Municipalities*, MPPA;

2001 (7): **Mark James**, MPPA, *The Use of Cement Kilns in the Reduction of California's Surplus Scrap Tires*, CSUS; **Colleen Moore**, MPPA, *Estimating the Impact of a Recession on County Governments in California*, CSUS; **Yvette Quiroga**, MPPA, *Urban Sprawl in the Fresno/Madera Region*, CSUS; **Aaron Ferguson**, MPPA, *Water Allocation in CA: Exploring the Alternatives*, CSUS; **Russ Powell**, MPPA, *City Self Reliance and Self Determination: A Taxing Matter*, CSUS; **Jamie Burnette**, MPPA, *Reducing Placement Failure Rates: The Development of an Efficient Juvenile Placement Assessment Mechanism for Sacramento County*, CSUS; **Frank Riley**, MPPA, *Toward Solutions for California's Waste Tire Recycling*, MPPA;

2000 (8): **Gil Velazquez**, MPPA, *The Encouragement of Regional Industry Clusters: Does it Benefit the Unemployed or Poor in C.A.?*, CSUS; **Janet Jenderjack**, MPPA, *A Study of Child Abuse and Neglect: Determination and Assessment of Risk Factors*, CSUS; **Christie Hendrickson**, MPPA, *English Language and Ethnic Factors Affecting Differences in Average School District Test Scores in California*, CSUS; **Erin Riches**, MPPA, *The Relationship Between Alcohol Availability and Crime in California Cities*, CSUS; **Heidi Wackerli**, MPPA, *Capturing the Community Voice: An Exploration of Community Needs Assessment*, CSUS; **Jeff Johnson**, MPPA, *The Effectiveness of Community Services in Reducing the Recurrence of Child Maltreatment*, CSUS; **Stephanie Jamelskie**, MPPA, *Quantifying the Benefits of Curbside Recycling*, CSUS; **Ann-Marie Flores**, MPPA, *Why Do School Bonds Pass in California?*, CSUS;

1999 (2): **Deborah Franklin**, MPPA, *Teenage Birthrates in California Counties: What Matters?*, CSUS; **Matt Sutton**, MPPA, *An Inventory and Analysis of Initiatives to Enhance Business Climate in California*, CSUS;

1998 (4): **Daniel Scruggs**, MPPA, *The Sacramento Decisions Project: A Geographic and Demographic Voter Analysis*, CSUS; **Lisa Martin**, MPPA, *Redevelopment Activity in Oak Park*, CSUS; **Richard Funderberg**, MPPA, *Unemployment Insurance Coverage in California*, CSUS; **Charles Anders**, MPPA, *An Inquiry into the Causes of County Fiscal Stress in California*, CSUS;

1997 (7): **Michael Keenan**, MPPA, *Pacific Rim Export Manual for Small Environmental Consulting Firms*, CSUS; **Paula Vlamings**, MPPA, *California's Role in the Rising Cost of Death Penalty Representation in the 9th Circuit*, CSUS; **Ann Wangberg**, MPPA, *Effects of the Threat of Academic Receivership in C.A.*, CSUS; **Matt Almy**, MPPA, *The Sacramento Ballpark*, CSUS; **Nancy Tronaas**, MPPA, *Opportunities, and Constraints for the Privatization of Transit Services*

in the Sacramento Region, CSUS; **Karen Stafford**, MPPA, *A Needs Analysis for the Development of a Health Care Public Policy and Administrative Graduate Program in Sacramento Region*, CSUS; **Bwagu Ndugga**, Ph.D. (Co-chair with Allen Goodman), *The Economic Effects of Michigan's 1994 School Finance Reform: A Computational General Equilibrium Analysis*, W.S.U.;

1996 (4): **James Herota**, MPPA, *Using Action Research to Conduct a Program Evaluation of the California Department of Pesticide Regulation...*, CSUS; **Mary Farr**, MPPA, *An Assessment of California's Integrated Waste Management Board*, CSUS; **Daniel Davis**, MPPA, *Capital Budgeting and Cash Flow Estimation in California's Airport and Seaport Industries*, CSUS; **Linnette Abbot**, MPPA, *Managing Engineers at Caltrans in the 21st Century*, CSUS.

Course Materials:

Property Tax Abatement as a Means of Promoting State and Local Economic Activity in the United States, invited as one of 11 nationwide scholars to record a video lecture for the Lincoln Institute of Land Policy's online lecture series on "Taxation and Economic Development," 2010,

A Course on Teaching the Concepts of Urban Land Development, Urban Sprawl, and Smart Growth from an Economic Perspective, invited by the U.S. Environmental Protection Agency to submit a model syllabus to the web site on "Teaching Smart Growth at Colleges and Universities: A set of model course prospectuses," 2006,

A Regional View of Social Disparities, developed in association with the Health and Human Services Institute, Sacramento, 2004,

Two entries in the book: *Great Ideas for Teaching Economics*, Edited by Ralph Byrns and Gerald Stone, New York: Harper Collins Publishers, 1992.

CONFERENCE ACTIVITY (Last 10 Years)

Conference Sessions Chaired/Organized:

COVID-19 & Public Sector Unions, 117 Annual Conference on Taxation, National Tax Association, Detroit, 2024.

Analysis of COVID-19 Policies: Integrating Public Health, Economics, and Fiscal Effects, 113th Annual Conference on Taxation, National Tax Association, Virtual, 2020,

Spillovers and Costs for Local Governments in a Federalist System, 113th Annual Conference on Taxation, National Tax Association, Virtual, 2020,

Impact of School on Student Outcomes, 94th Annual Western Economic Association International, San Francisco, 2019,

Property Taxes, 72nd Annual Congress of the International Institute of Public Finance, Lake Tahoe CA, 2016,

Local Taxation and Urban Form: Research from Lincoln Institute of Land Policy Scholars, 108th Annual Conference on Taxation, National Tax Association, Boston, 2015,

Public Economics of Environmental and Natural Resource Issues, 90th Annual Conference of Western Economics Association, Honolulu, 2015,

Income Inequality: Taking it to the States for Citizen Opinion, Policy Influence, and Polarization, 15th Annual State Politics and Policy Conference, Sacramento, 2015,

State and Local Fiscal Rules – Determinants and Effects, 107th Annual Conference on Taxation, National Tax Association, Santa Fe, 2014,

Housing Markets and Externalities, 89th Annual Conference, 89th Conference of Western Economic Association, Denver, 2014.

Papers Presented at International or National Conference:

"Pandemic Learning Loss in California's Public-School Districts: A Critical Examination of the State's Use of Local Control Funding and Accountability Plans," 117 Annual Conference on Taxation, National Tax Association, Detroit, 2024,

"Grades 3-8 Pandemic Learning Loss in California's Public-School Districts: Has the Distribution of Property Taxes through the New Local Control Funding Formula (LCFF) Done Anything to Mitigate Consequences by Race, Ethnicity, and SES?" 116th Annual Conference on Taxation, National Tax Association, Denver, 2023,

"Past Structural Racism and Present Home Prices: A Regression Study to Detect the Consequences of the Redlining Practices of the Federal Homeowner Loan Corporation," 114th Annual Conference on Taxation, National Tax Association, Virtual, 2021,

"Do Latinx Faculty or Administrators Raise the Success of Latinx College Students?" 96th Annual Western Economic Association International, Virtual, 2021,

"The Influence of Housing Affordability on Economic Activity and Personal Income in U.S. Metropolitan Areas," *Economic Development Quarterly*, Federal Reserve Bank of Atlanta, and W.E. Upjohn Institute Conference on *The Impact of Housing Affordability on Economic Development and Regional Labor Markets*, Miami, 2020,

"What Drives the Vast Differences in California Community College Completion Rates Across Campuses and Time?" 94th Annual Western Economic Association International, San Francisco, 2019,

"Government Expenditure Implications of Autonomous Transportation for State and Local Government," with Ron Fisher, 94th Annual Western Economic Association International, San Francisco, 2019,

"A Benefit-Cost Analysis on the Use of Fire Barriers in Upholstered Furniture," 86th International Atlantic Economic Conference, New York City, 2018,

"Does the Likely Demographics of Affordable Housing Justify "NIMBY" Ism?" APPAM International Conference, Mexico City, 2018,

"The Value of Proximity to a Vacation Home Rental in a Resort Community," APPAM International Conference, Mexico City, 2018,

"The Economic and Fiscal Impacts of Property Tax Abatement in a Large U.S. County," with Daphne Kenyon, APPAM International Conference, Mexico City, 2018,

"The Economic and Fiscal Effects of Property Tax Abatement in an Urban County," 110th Annual Conference on Taxation, National Tax Association, Philadelphia, 2017,

"Four Decades of Prop 13: Property Tax Knowledge and Support in California," 110th Annual Conference on Taxation, National Tax Association, Philadelphia, 2017,

"Further Empirical Evidence on Property Taxation and the Occurrence of Urban Sprawl," 72nd Annual Congress of the International Institute of Public Finance, Lake Tahoe CA, 2016,

"Property Taxation, its Land and Improvement Components, and the Generation of Urban Sprawl: The Needed Empirical Evidence," AREUEA National Conference, Washington, DC, 2016,

"Preparing Professionals for Quantitative and Evidence-Based Decision-Making through Innovative Learning Experiences," NASPPA Annual Conference, Brooklyn, NY, 2015,

"Property Taxation, Its Land Value Component, and the Generation of 'Urban Sprawl': The Needed Empirical Evidence," 90th Annual Conference of Western Economic Association, Honolulu, 2015; and 108th Annual Conference on Taxation, National Tax Association, Boston, 2015,

"Perception of Gasoline Taxes and Driver Cost: Implications for Highway Finance," 15th Annual State Politics and Policy Conference, Sacramento, 2015,

"The Relative Importance of Supply and Demand Factors to Preschooling," Midwest Economic Association, Minneapolis, 2015.

Invited Seminars or Lectures:

"Property Taxation, its Land and Improvement Components, and the Generation of 'Urban Sprawl': The Needed Empirical Evidence," David C. Lincoln Fellowship Symposium, Lincoln Institute of Land Policy, Cambridge, MA, 2015,

"Does Perception of Gasoline Taxes Paid Influence Support for Highway Improvements? Evidence from California and Michigan," Symposium on Reforming State and Local Tax System, Murphy Institute, Tulane University, 2015.

Discussant Activity:

Did State Tax Policy Influence State-Level COVID-19 Restrictions? 117 Annual Conference on Taxation, National Tax Association, Detroit, 2024,

Ample Funding for All: School Funding Equity in Washington State, 117 Annual Conference on Taxation, National Tax Association, Detroit, 2024,

Economic, Fiscal, and Public Health Consequences of a Pandemic Lockdown: A Benefit-Cost Assessment, 113th Annual Conference on Taxation, National Tax Association, Virtual, 2020,

Housing Panel on Affordability, Availability, and Solutions; *Economic Development Quarterly*, Federal Reserve Bank of Atlanta, W.E. Upjohn Institute Conference on *The Impact of Housing Affordability on Economic Development and Regional Labor Markets*, Miami, 2020,

Local Taxation and Boundaries, 110th Annual Conference on Taxation, National Tax Association, Philadelphia, 2017,

Property Taxation, 72nd Annual Congress of the International Institute of Public Finance, Lake Tahoe, CA, 2016,

Regional Economics and Real Estate Markets, 90th Annual Conference of Western Economic Association, Honolulu, 2015,

Undergraduate Session: Simulation and Experimentation, Midwest Economic Association Meeting, Minneapolis, 2015.

SERVICE (Last 10 Years)

University Committee Membership:

Sac State Student Research Center, Faculty Juror, 2025,

Graduate Studies Policy Committee, At-Large Representative, CSUS, 2008-Present,

Selection Advisory Committee for Dean, College of Business Administration, CSUS, 2018,

Graduate Education Task Force, CSUS, 2016-2018.

College / Department Committees Membership (Chair):

College of Social Sciences and Interdisciplinary Studies, Chairperson of Graduate Coordinators Council to the Dean, 2016-2017,

College of Social Sciences and Interdisciplinary Studies, Faculty Council to the Dean, Chair's Representative, 2013-14.

PROFESSIONAL CONSULTATION (Last 10 Years)

Public Presentation as an Expert in Discipline:

California's New Laws to Crush the Housing Crisis, Solving Sacramento: A Journalism Collaboration Shining a Light on our Diverse Communities' Most Challenging Issues, November 2023,

NIMBYism Research Discussion, Institute for Humane Studies, George Mason University, Remote, August 2023,

Discriminatory Housing Policies and Practices, Wealth Inequality, and the Long Arm of History; University of California Policy Center Seminar, Sacramento, July 2023,

<https://uccs.ucdavis.edu/events/discriminatory-housing-policies-and-practices-wealth-inequality-and-long-arm-history>,

Past Structural Racism and Present Home Prices: A regression study to detect the consequences of the redlining practices of the Federal Homeowner Loan Corporation, Sacramento Economics Roundtable Presentation, January 2023

Sacramento's Urban Development and the Evolving Landscape, CalCPA Sacramento Chapter Annual Conference, 2022,

Evidence that a Greater Presence of Latinx Faculty or Administrators Raise the Completion Rates of Community College Students, Hispanic Serving Institutional Leadership Network, Bi-Annual Virtual Symposium, 2021,

The Ethics and Consequences of California's Local Government Restrictions on Housing, 16th Annual Fall Ethics Symposium: Ethics and the City, Cosumnes River College and Sac State's Center for Practical and Professional Ethics, <https://www.csus.edu/center/practical-professional-ethics/current-upcoming-events.html>, 2021,

Sustainable Social Impact, Panelist, Global Entrepreneurship Week, Sponsored by Sac State's Carlsen Center for Innovation and Entrepreneurship, 2020,

Post-Election Panel on Politics & Possibilities, Panelist, Sponsored by Sac State's College of Education, 2020,

"Urban Planning and the Impact of Vacation Home Rentals on a Local Housing Market," Speaker, Sacramento Economics Roundtable, National Association of Business Economists," Sacramento, 2019,

"Does the Likely Demographics of Affordable Housing [Motivate] NIMBYism?" Invited Presentation to California State Library Research Staff, 2019,

"Gas Tax Perception and Transportation Infrastructure Funding," National Roundtable Presentation for Deferred Maintenance of Public Infrastructure, Stanford University, 2018,

"The Implications of Rent Control," Speaker, Sacramento Economics Roundtable, National Association of Business Economists," Sacramento, 2018,

"Rent Control and Its Implications to the Real Estate Industry," Speaker, Think Tank Series, Urban Land Institute, Sacramento, 2018,

"What's Possible with Affordable Housing in C.A.?" Panel Participant, Horner Politics and Policy Seminar Series, 2017,

"Why Pursue a Master's in Urban Land Development?" Presented to Sacramento Young Planner's Group, 2017,

Podcast on Sacramento Policy Issues, with Cosmo Garvin, on affordable housing, 2017,

"Barriers to New Housing in CA: What Makes CA a Unique Place to Build?" Panelist, California Housing Forum, Sacramento, CA Apartment Association Sponsor, September 2016,

"Sacramento Minimum Wage to \$12.50 Forum," Moderator, Power Inn Alliance Business Group, Sacramento, Sacramento, September 2015,

"Thoughts on C.A. State and Local Tax Reform to Achieve Social Justice," Jewish Community Relations Policy Council, San Francisco, September 2015,

"So... What Exactly Makes People Happy: Recent Findings from the Social Sciences," with Ted Lascher and Ngan Tran, George Rich Colloquium, CSUS, 2015.

Consulting for Public Agencies, Foundations, and Professional Associations:

Moderator, 2024 Sacramento City Mayoral Forum, Tahoe Park Community Association, <https://www.youtube.com/watch?v=6loXvFQF3F8>,

California County Rural Alliance, State Funded Affordable Housing Allocations, 2023,

Economic Technical Advisory Team Member, California Transportation Plan 2050, 2019-2020,

Member of Sacramento County Oral Health Planning (SCOHP) Advisory Committee, 2018-2019,

Economic Impacts of Vacation Home Rentals in South Lake Tahoe, City of South Lake Tahoe through Michael Baker International Urban Planning Consultants, 2017,

Use of Real Property Abatement Incentives in Franklin County, Ohio, with the Lincoln Institute of Land Policy, 2016-2017,

Washington State Commission on State Debt, with Ronald Fisher, (Only Academic Consultants Hired to Advice Committee Created by Act of Legislature), 2011,

Marc Herman, President, MuniServices, San Francisco Business Tax Review, 2010,

City of Elk Grove, CA, "Local Employment Multipliers and Resulting Economic Development from Moving State Jobs to City Limits," 2009,

Sacramento High School and C.E.O. Kevin Johnson, Productivity of Specific Teachers in Specific Disciplines, 2006-2008,

Urban Land Institute, Exploring the Linkage between Residential Density and Affordability, 2006-2007.

Marc Herman, President, MuniServices, "San Francisco Business Tax Review," 2010.

Associate Editor:

Economic Development Quarterly (current).

Member of Journal Editorial Board:

California Journal of Politics and Policy,

Public Budgeting and Finance,
Public Finance and Management,
State and Local Government Review,
Urban Affairs Review.

Reviewer Activity:

Academic Press,
Ameregis (Myron Orfield's Regional Consulting Firm),
Australian Housing and Urban Research Institute,
Blackwell Publishing,
Boston Federal Reserve,
Cambridge University Press,
Congressional Quarterly Press,
University of California Policy Seminar,
John Wiley and Sons,
McGraw Hill,
ME Sharpe,
National Science Foundation,
Oxford University Press,
Polish National Science Centre,
Pearson/Addison Wesley,
Prentice-Hall,
Public Policy Institute of California,
Routledge Press,
Routledge Press, Planning and Urban Design,
South-Western Publishing/Thomson Learning,
Swiss National Research Programme,
Swiss National Science Foundation,
University of Alabama Press.

Journal Referee (most multiple times):

American Journal of Political Science,
Applied Economics,
California Journal of Politics and Policy,
Canadian Tax Journal,
Community College Review,
Community Development,
Contemporary Economic Policy,
Eastern Economics Journal,
Economics of Education Review,
Economic Development Quarterly,
Economics of Governance,
Education Finance and Policy,
Environment and Planning B: Planning and Design,
Environment and Planning C: Government and Policy,
Growth and Change,
Habitat International,
Housing Studies,
Housing Policy Debate,

International Journal of Housing Policy,
Journal of Agricultural and Applied Economics,
Journal of the American Planning Association,
Journal of Benefit-Cost Analysis,
Journal of Economic Education,
Journal of Economic Surveys,
Journal of Happiness Studies,
Journal of Housing and the Built Environment,
Journal of Housing Economics,
Journal of Law and Border Studies,
Journal of Policy Analysis and Management,
Journal of Public Administration Research and Theory,
Journal of Public Economics,
Journal of Regional Science,
Journal of Urban Affairs,
Journal of Urban Economics,
Landscape and Urban Planning,
Land Use Policy,
Municipal Finance Journal,
N.Y.U. American Public Policy Review,
National Tax Journal,
Policy Studies Journal,
Public Administration Review,
Public Budgeting and Finance,
Public Finance and Management,
Public Finance Review (Quarterly),
Public Works Management and Policy,
Publius,
Real Estate Economics,
Regional Science and Urban Economics,
Research in Higher Education,
Review of Social Economy,
Sage Open,
Social Science Journal,
Socio-Economic Planning Sciences,
Southern Economic Review,
State and Local Government Review,
The Annals of Regional Science,
The Social Science Journal,
Transportation Research Part A: Policy and Practice
Urban Affairs Review (Quarterly),
Urban Geography,
Urban Studies.

Web of Science Referee Profile: <https://www.webofscience.com/wos/author/record/1422699>.

Outside Expert on Tenure/Promotion Decision:

Department of Political Science, University of Maryland, Baltimore County, 2023,

Department of Economics, Wheaton College, Norton, MA, 2022,

McCormick Graduate School of Policy and Global Studies, University of Massachusetts, Boston, 2013.

Sample of Recent Newspaper/Magazine Quotes:

Davis Enterprise, Atlanta Journal-Constitution, [Atlantic Magazine City Lab](#), [Planetzin](#), Sacramento News and Review, U.S.A. Today, Fresno Bee, AP Wire Service, Capital Morning Report, China Daily News, Cincinnati Post, Commercial Property News, Contra Costa Times, Detroit News, Detroit Free Press, Fairfield Republic, Marysville Yuba City Appeal-Democrat, Prosper: The Business Magazine, Sacramento Bee, San Francisco Chronicle, Reno Gazette-Journal, Stockton Record, Comstock Magazine.

Sample of Recent Television/Radio Interviews:

ABC 10 Television Sacramento, "What Does Higher Wages Mean for Service Employment?", August 22, 2024, <https://www.abc10.com/article/news/local/rancho-cordova/pizza-vending-machine-rancho-cordova/103-c26eaa3b-a093-4f7b-a57f-8718444f51eb>,

Insight with Vicki Gonzalez, "Breaking Down Housing Proposition 5 and 33 on Fall 2024 CA Ballot, August 12, 2024; <https://www.npr.org/podcasts/381444450/insight-with-vicki-gonzalez>,

ACADEMIC REFERENCES

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Allen Goodman, (248) 996-2050, Professor Emeritus, Department of Economics, Wayne State University, Detroit, MI, 48202, allen.goodman@wayne.edu,

Daphne Kenyon, (617) 661-3016, Emeritus Research Fellow, Department of Valuation and Taxation, Lincoln Institute of Land Policy, Cambridge, MA, 02138-3400, dkenyon@lincolninst.edu;

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Siu Jin Jez, (510) 619-8017, Executive Director, California Competes, Oakland, California, (510) 619-8017, jez@californiacompetes.org;

Angela Marin, (916) 585-4970, Section Chief, Homekey Program, California Department of Housing and Community Development, Sacramento, California, angelamarin@hcd.ca.gov;

Kevin McCarty, (916) 808-5300, Sacramento City Mayor, City Hall, 915 I Street, 5th Floor, Sacramento, CA, 95814, https://sacramento.formstack.com/forms/mayor_form_city_web?sforigin=Mayor_Form_City_Web.